

Property at 00007 BERKSHIRE CROSSING

Prop ID 6300007

Printed 14-Apr-2026 12:27 PM Design and Layout (C) Right/Angles

## Administrative Information

Owner name: MAKOWSKI GREGORY S  
 Second name:  
 Address: 7 BERKSHIRE CROSSING  
 City/state: AVON CT Zip: 06001

## Location Information

Map: 016 Clerk map: 05 124  
 Lot: 6300007 Neigh.: Zone: R40 Vol: 798 Page: 285

## Assessments

| Assmt category    | Qty  | Amount  |
|-------------------|------|---------|
| Resident Land     | .92  | 105,000 |
| Resident Dwelling | 1.00 | 404,410 |

## Exemptions

| Exempt | Cat | Amount |
|--------|-----|--------|
|        |     |        |

## Last sale

Sale date: 30-Oct-2024  
 Sale price: 1,100,000  
 Sale valid:

## Values

Mkt value :  
 Cost value: 732,271

## Summary

| Total assessments | 512,590 |
|-------------------|---------|
| Total exemptions  |         |
| Net assessment    | 512,590 |

## Utilities

| Water | Connecticut |
|-------|-------------|
| Sewer | Septic      |
| Gas   | None        |

## Sales ratios

Cost/sale : .6657  
 Mkt/sale :  
 Assmt/sale: .4660

## Land Information

| Type         | Use | Acres/SqFt | Rate    | Total   | Infl | Fact | Value   | 70% Value |
|--------------|-----|------------|---------|---------|------|------|---------|-----------|
| PRIM         | 11  | .920       | 200,000 | 200,000 |      | .25  | 150,000 | 105,000   |
| Primary Site |     | 40,075     |         |         |      |      |         |           |
| RES          | 12  | .606       | 7,500   | 4,545   |      |      | 4,545   | 3,182     |
| Residual     |     | 26,397     |         |         |      |      |         |           |

1.526 acres

Total land value

154,545

108,182

## Residential Dwelling Information

| Subject                 | Code | Description      | Condominium      |       |
|-------------------------|------|------------------|------------------|-------|
| Style                   | 20   | Modern Cape      |                  |       |
| Exterior Walls          | 04   | Vinyl Siding     |                  |       |
| Roof Material           | 01   | Asphalt Shingles | Story Height 1.5 |       |
| Roof Type               | 01   | Gable            |                  |       |
| Foundation              | 01   | Poured Concrete  | Total Rooms      | 6     |
| Interior Walls          | 02   | Drywall          | Garage cars      | 3     |
| Floors                  | 07   | Hardwood/Carpet  | Bedrooms         | 3     |
| Heating System          | 02   | Forced Hot Air   | Unfinished area  |       |
| Fuel                    | 07   | Propane Gas      | Family Rooms     | 1     |
| Attic                   | 99   | None             | Dormer linear f  |       |
| Grade                   | 43   | B+               | Full Baths       | 2     |
| Garage                  | 23   | Attached 3 car   | Masonry trim sf  |       |
| Area Over Gar.          | 99   | None             | Half Baths       | 1     |
| Basement                | 01   | Full             | Finish bsmt sz   |       |
| Bsmt Fin Qual           | 01   | Unfinished       | Addn'l fixtures  | 3     |
| Air Condition           | 01   | Central Air      | Rec Room Size    |       |
| Interior Cond           | 05   | Good             | Living area      | 3,068 |
| Exterior Cond           | 05   | Good             | Whirlpools       |       |
|                         |      |                  | # Living Units   | 1     |
|                         |      |                  | M/F stacks       | 1     |
|                         |      |                  | W/B stacks       |       |
|                         |      |                  | W/B openings     |       |
| Actual Year Built: 2013 |      |                  |                  |       |

## Building Valuation Summary

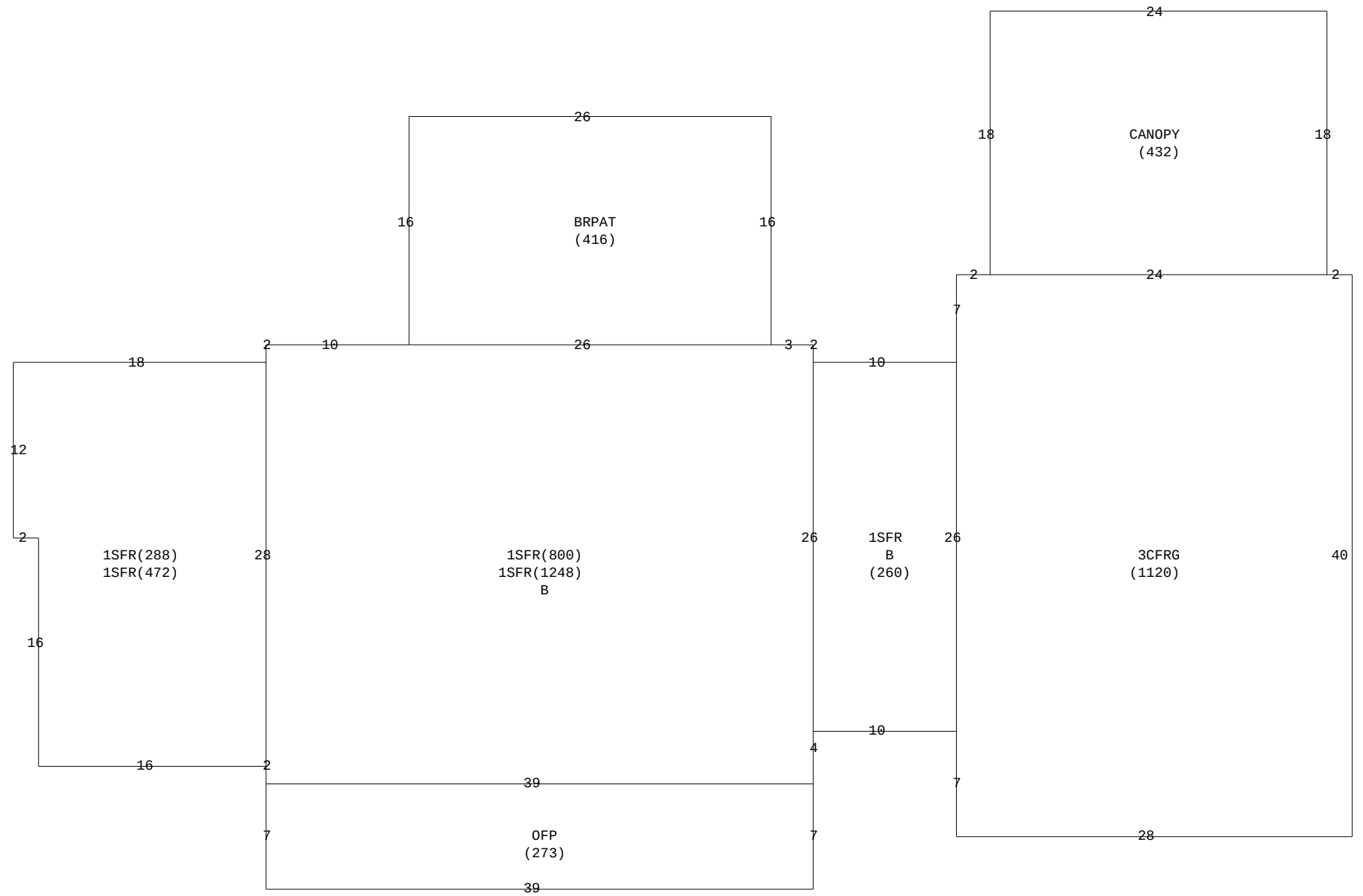
|                |       |                    |              |       |         |
|----------------|-------|--------------------|--------------|-------|---------|
| Dwelling       | Frame | 1 1/2 story w/bsmt | Area         | 1,248 | 272,690 |
| Basement       | Full  |                    |              |       |         |
| Heating        | Yes   | A/C Yes            |              |       | 7,820   |
| Plumbing       | 2 F/B | 1 H/B              | 3 Add'l fix. | Wh/p  | Saunas  |
| Attic          | None  |                    | Attic size:  |       | 10,000  |
| Additions      |       |                    |              |       | 209,956 |
| Other Features |       | M Stks             |              |       | 3,000   |

|              |    |                           |  |  |         |
|--------------|----|---------------------------|--|--|---------|
| Sub-Total    |    |                           |  |  | 503,466 |
| Grade        | B+ | Factor 1.3500             |  |  | 679,679 |
| CDU          |    | C&D Factor 1.00           |  |  | 679,679 |
| Depreciation |    | 15 %                      |  |  | 577,727 |
|              |    | Computed cost value @ 70% |  |  | 404,409 |

## Building additions

| Category                 | Type                      | Area  | Value  |
|--------------------------|---------------------------|-------|--------|
| G Garages                | FRL Attached frame GT 65  | 1,120 | 50,178 |
| P Porches, Patios, Decks | CNPY Canopy               | 432   | 9,155  |
| L Living Area            | BSMT Basement addition    | 260   | 4,791  |
| L Living Area            | FRFF Frame first floor    | 260   | 29,765 |
| L Living Area            | AIR Air conditioning      | 260   | 790    |
| P Porches, Patios, Decks | FOFF Frame open first flo | 273   | 16,633 |
| L Living Area            | BSMT Basement addition    | 472   | 8,698  |
| L Living Area            | FRFF Frame first floor    | 472   | 54,035 |
| L Living Area            | AIR Air conditioning      | 472   | 1,435  |
| P Porches, Patios, Decks | BPAT Brick/flagstone pati | 416   | 9,486  |
| L Living Area            | FRUF Frame upper full     | 288   | 24,114 |
| L Living Area            | AIR Air conditioning      | 288   | 876    |

Total additions 209,956



FORMERLY 424 NEW ROAD